



Alan M. Simon
Mayor

VILLAGE OF SPRING VALLEY

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Joseph Gross
Deputy Mayor
Shmuel Smith
Trustee
Yisroel Eisenbach
Trustee
Asher Grossman
Trustee

Village of Spring Valley Zoning Board Agenda March 26, 2025 - 7:00 PM

Zoning Board Members

- Moshe Hopstein, Chairman
- Eliyahu Solomon
- Simon Deutsch
- Sikhou Kanouté
- Samuel Lamb
- Eluzer Gold (Alternate)

Pledge of Allegiance

1 Fox Lane

The subject property is located on the west side of Fox Lane, approximately 70 feet south of Dr. Frank Road and is designated on the Town of Ramapo Tax Map as **Section 49.68 Block 2 Lot 23** in the **R-1A Zoning District**. The owner seeks to raze the exiting dwelling, **subdivide the lot into two properties** and build a **two – family dwelling on each lot**. The variances requested are as follows: **Lot #1:** Min Lot Area: 8,500 sf. required; 8,126 sf. proposed. Min Lot Width: 80 ft. required; 41.86 ft. proposed. Min Side Yard: 15 ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 15 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed. **Lot #2:** Min Lot Area: 8,500 sf. required; 7,387 sf. proposed. Min Lot Width: 80 ft. required; 44.18 ft. proposed. Min Side Yard: 15 ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 15 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed.

Applicant: Chananya D & Esther Silber

6 Nancy Lane

The subject property is located on the east side of Nancy Lane, 198 ft. north of Elener Lane and is designated on the Town of Ramapo Tax Map as **Section 50.53 Block 1 Lots 24** in the **R-1A Zoning District**. The applicant is seeking to construct a **Two – Family Dwelling**. The variances requested are as follows: Min Lot Area: 8,500 sf. required; 8,418 sf. proposed. Min Lot Width: 80 ft. required; 75 ft. proposed. Min Side Yard: 15 ft. required; 10 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed.

Applicant: Yoel & Chaiya Deen

68 Union Road, #41

The subject property is located on the north side of Union Road, 150 ft. east of Anthony Drive and is designated on the Town of Ramapo Tax Map as **Section 50.70 Block 1 Lots 74.41** in the **R-1A Zoning District**. The applicant is seeking to construct a **Two – Family Dwelling**. The variances requested are as follows: Min Lot Area: 8,500 sf. required; 4,617 sf. proposed. Min Lot Width: 100 ft. required; 86.29 ft. proposed. Min Side Yard: 15 ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 10 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed. Village Law (7-736): Minimum Street Frontage: 70 ft. required; 0 ft. proposed.

Applicant: Devorah Landa

6 Trumper Road

The subject property is located on the east side of Trumper Road, 200 ft. north of Stonehouse Drive and is designated on the Town of Ramapo Tax Map as **Section 50.70 Block 1 Lots 37** in the **R-1A Zoning District**. The applicant is seeking to construct and install a **semi – inground swimming pool**. The variances requested are as follows: Total Side Yard Setback: 30 ft. required; 0 ft. proposed. § 255-21 (C) (5): 10 ft. required; - (2) ft. proposed.

Applicant: Asher Grossman